



Full Council
19 January 2015

**Report from the Strategic Director of
Regeneration & Growth**

Wards affected:
Sudbury

Sudbury Town Neighbourhood Plan

1.0 Summary

1.1 This report provides an overview of the process which Sudbury Town Residents' Association has followed to date in producing the draft Sudbury Town Neighbourhood Plan. On 13 October 2014 the Cabinet agreed the draft Sudbury Town Neighbourhood Plan for public consultation and then, subject to Full Council approval, to submit the draft Plan for examination. The consultation period has now closed and details of comments received have been summarised in the table attached at Appendix B. It is recommended an independent examiner is now appointed to examine the draft Plan.

2.0 Recommendation

2.1 That Full Council approve the appointment of an independent examiner, and that the draft Sudbury Town Neighbourhood Plan is submitted for examination.

3.0 Detail

3.1 Neighbourhood Planning was introduced through the Localism Act 2011 ("The Act") and is one of the central elements of the Localism process. Essentially it enables communities to develop planning policies (otherwise known as 'Neighbourhood Development Plans' - for the purposes of this report cited as "The Neighbourhood Plan") that will become part of the planning framework for their area. A flow diagram illustrating the neighbourhood planning process is included in appendix A. Neighbourhood planning is delivered by 'neighbourhood forums' for their 'neighbourhood area'. Neighbourhood forums and areas need to be agreed by local authorities, following local publicity requirements.

3.2 In 2011 Sudbury Town Residents' Association successfully applied for £22,000 'frontrunner' money from the government, which they used to engage consultants (SKM Colin Buchanan) to produce an Issues Paper for the area. In August 2012, the

Association applied to become a neighbourhood forum and to have Sudbury Town designated as a neighbourhood area. In accordance with Parts 2 and 3 of the Neighbourhood Planning (General) Regulations 2012 ('The Regulations' – in force 6 April 2012), the Council publicised the applications for a 6 week consultation period ending on 19 October 2012. No representations were received. On 12 December 2012 the Council approved the designation of Sudbury Town Neighbourhood Forum and Neighbourhood Area.

- 3.3 The forum undertook a series of consultation events and exercises between May 2012 and March 2014, as outlined in their Consultation Statement. This included consultation on an Options Report during November and December 2013, and consultation on the Draft Neighbourhood Plan for a 6 week period during January and March 2014. The consultation undertaken informed the draft Neighbourhood Plan which was formally submitted to the Council on 12 August 2014.
- 3.4 The vision of the Neighbourhood Plan is 'to create a greener, cleaner, safer Sudbury Town Centre, with a High Street to match, and at the heart of the community that we can all be proud of.' The Plan contains six key planning policies. In summary these are:-
- STNP 1 seeks to promote a mix of uses within Sudbury town centre which will support the viability and attractiveness of the centre.
 - STNP 2 sets design criteria for the continuation of public realm works.
 - STNP 3 sets design criteria for shopfronts within the Plan area.
 - STNP 4 seeks to protect open spaces and allow the reuse or redevelopment of buildings within Butlers Green and Barham Park, for uses which support the function of the green space.
 - STNP 5 sets priorities for spending Neighbourhood CIL, including public realm improvements.
 - STNP 6 identifies uses which will be appropriate in Sudbury town centre and support development that enhances sports provision at Vale Farm whilst preserving open space.
- 3.5 In addition, items that the community are seeking, but that cannot be delivered through planning policy are identified as aspirations.
- 3.6 The Council's role has been to provide the forum with guidance in meeting the statutory requirements and following the correct process in producing a Neighbourhood Plan. The Council is required to perform this role keeping within the spirit of the Act and associated regulations. The Council considers the policies in the draft Plan to be consistent with Brent's strategic policies, regional and national policy, however, this is to be determined by an independent examiner.
- 3.7 Following the formal submission of the draft Sudbury Town Neighbourhood Plan and supporting documents, the Council assessed the Plan against the relevant statutory requirements. The Council was satisfied the Plan and process followed complied with the statutory requirements as set out in paragraph 6 of Schedule 4B of the Town and

Country Planning Act 1990 (as amended) and consultation commenced on 24 October 2014.

- 3.8 Notification of the consultation was sent to consultation bodies referred to in the consultation statement and, where contact details had been provided, those who responded to consultations on previous iterations of the plan. In addition to this a press notice was published. The draft Plan, supporting documents and details of how to comment were made available on the Council's website, at Brent Civic Centre, Vale Farm and across venues within the neighbourhood area.
- 3.9 Representations have been received from 9 consultees and are summarised in Appendix B. Given the level of consultation previously undertaken, and that the Plan has been amended in response to previous comments, the response level is consistent with what was anticipated at this formal stage. The consultation highlighted no outstanding issues.

Current Stage

- 3.10 To progress the draft Plan the Council, in liaison with the forum, must appoint an independent examiner. It is the role of the independent examiner to assess if the plan meets European obligations, has regard to national planning policies, is in general conformity with strategic policies of the Local Plan and contributes to the achievement of sustainable development. In making their assessment the examiner will consider consultation responses (as summarised in Appendix B). Appendix C sets out in full the draft submission version of the Neighbourhood Plan. Full Council is asked to agree this for submission along with the Consultation Statement, Basic Conditions Statement, Area Statement and the summary of responses.
- 3.11 After examination the Council will receive an examiner's report. Subject to the examiner concluding the Plan meets certain basic conditions approval will be sought to progress the Plan to referendum. The referendum is undertaken in the neighbourhood area. If the majority of those who vote in the referendum are in favour of the plan then the Plan is made (brought into legal force) by the local planning authority. It will then form part of Brent's Local Plan and will guide development in the neighbourhood area alongside other Development Plan policies.

Timetable for Adopting the Neighbourhood Plan

- 3.12 The timetable for taking the Neighbourhood Plan forward is set out below:

Appointment of Examiner	March 2015
Examination	Spring/Summer 2015
Referendum	Anticipated late 2015 (subject to examiners report)

4.0 Financial Implications

- 4.1 The Council was awarded £10,000 to support the preparation of the Plan. A further payment of £5,000 is available now that the Plan has been publicised prior to examination, and a further £20,000 is available on successful completion of an examination into the Plan. The funding is provided by DCLG and it is expected to cover the cost of progressing the Plan, including the examination and referendum.

5.0 Legal Implications

- 5.1 Neighbourhood Planning was introduced through the Localism Act 2011 (“The Act”) and is one of the central elements of the Localism process. Section 116 of the Act and Schedules 9, 10 and 11 provide the legislative framework for neighbourhood planning. Essentially it enables communities to develop planning policies (otherwise known as ‘Neighbourhood Development Plans’ within the meaning of Part 2 Schedule 9 of the Act as inserted by section 38A of the Planning and Compulsory Purchase Act.)
- 5.2 Once adopted a Neighbourhood Plan will form part of the development plan for the borough. There is a duty upon the Council to provide support and advice to communities wishing to bring forward a neighbourhood plan.

6.0 Diversity Implications

- 6.1 There is a requirement for the Council to ensure that, in granting neighbourhood forum and neighbourhood area status, those applying are representative of the area covered. Sudbury Neighbourhood Forum satisfied this requirement.

7.0 Staffing/Accommodation Implications

- 7.1 Staff resources will be diverted from other plan making projects to provide support and advice.

8.0 Environmental Implications

- 8.1 A Strategic Environmental Assessment (SEA) Screening Opinion was produced in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and concluded the Plan is unlikely to have significant environmental effects. The Basic Conditions statement outlines how the Plan will contribute to sustainable development.

9.0 Background Papers

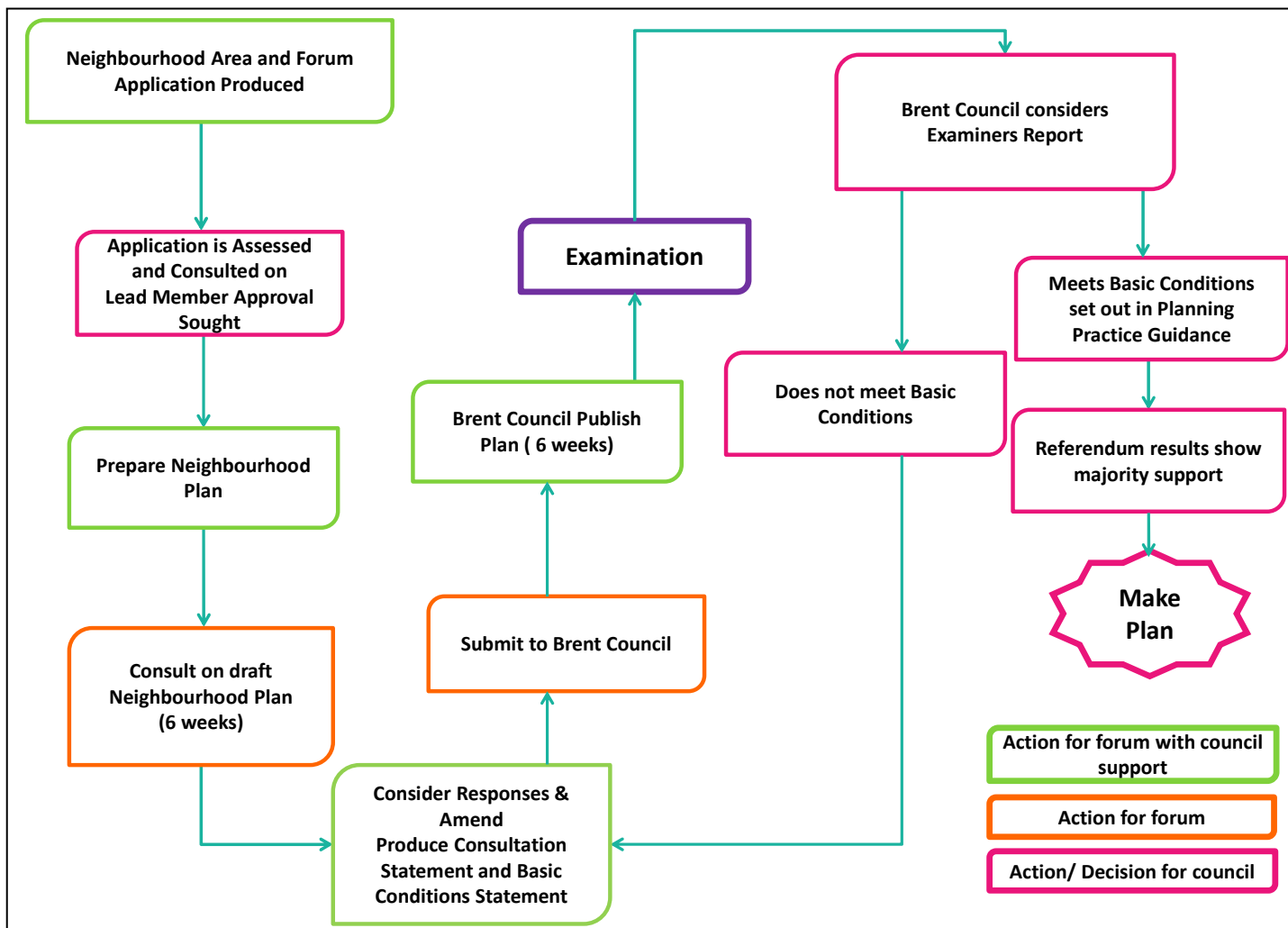
Sudbury Town Neighbourhood Plan, Draft Final, July 2014
Sudbury Town Neighbourhood Plan: Basic Conditions Statement, July 2014
Sudbury Town Neighbourhood Plan: Consultation Statement, July 2014

Contact Officers

Any person wishing to inspect the above papers should contact Robin Sedgwick, Planning & Development 020 8937 5229

**Andy Donald, Strategic Director of
Regeneration & Growth**

Appendix A: Flow Diagram summarising the Neighbourhood Planning process



Appendix B: Summary of Responses (Consultation 24th October – 3th December 2014)

Name	Organisation	Summary of Comments
Russell Butchers	Canal and River Trust	No observations to make as the canal does not transect the Neighbourhood Plan Area.
Tom Painter	Chiltern Railways	<p>The Sudbury Town Resident's Association (STRA) should be commended for the vision shown in the document, especially with regards to the innovative concepts proposed to improve the urban realm.</p> <p>Chiltern Railways does not receive any Government Subsidy and assume all financial risk for the operation of their trains. The current level of demand at Sudbury and Harrow is insufficient to justify stopping more trains at the station. Service provision will continue in accordance with that specified in the Franchise Agreement.</p> <p>Chiltern Railways are keen to improve the public information available in the vicinity of the station.</p>
Local resident and business owner	Through the Looking Glass Hair Salon Hub	Residents should be encouraged to be involved in their area. STRA are focussed in improving Sudbury Town in every way that will build on the core values of a community that believes in a cleaner greener safer Sudbury.
Rachel Bust	The Coal Authority	Sudbury Town is outside of the defined coalfield and therefore The Coal Authority has no specific comments to make on the Neighbourhood Plan.

Melanie Millward	English Heritage	<p>EH are please to note that the Plan recognises the heritage and public realm of Sudbury Town as important features to be protected and enhanced. In order to best give effect to the high level of regard for historic buildings and parks and high quality public realm they offer the following observations:</p> <p><u>Policy STNP 1 para 1.</u> The addition of a statement regarding the enhancement and maintenance of both designated and undesignated heritage assets, including archaeology and buildings of local significance would be beneficial.</p> <p>There are a number of heritage assets within the area of the Plan and the plan area borders the Sudbury Court Conservation Area. Development within the Plan boundary could affect the setting of the listed buildings and Conservation Areas in neighbouring areas. As such the inclusion within the Plan of a list of heritage assets, including the small area to the north which is an Archaeological Priority Area, would assist the conservation and enhancement of Sudbury's local character and history.</p> <p><u>Policy STNP 2</u> English Heritage is particularly pleased to see the proposed public realm improvements in front of the Grade II* listed Sudbury Town Underground Station included in the Plan. We agree that there is a real opportunity to enhance the setting of this key historic building. We can advise you that there have already been discussions between ourselves and Transport for London (TFL) on this matter, and would encourage you to discuss it with TFL's Heritage Advisor Edmund Bird.</p> <p><u>Policy STNP 3</u> EH recommend that when you are developing your standardised shopfront, you consider a range of sources such as Alan Powers 'Shop fronts' book, published by Shire Publications. This should help you to ensure that the shop front designs you promote will relate successfully to the different building types in the tower centre. We discourage external solid roller shutters as you will appreciate that these often detract from the appearance of buildings and have a deadening effect on townscape. Where essential internal grills offer greater security and preserve the attractiveness of the street and promote greater feelings of safety.</p>
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Patrick Ryder	Highways Agency	Highways Agency have reviewed the documents available and conclude that they do not have any comments at this time.

Local Resident	Local Resident	<p><u>Policy 1 and Aspiration 1</u> Proposals for new takeaways should include policies to control littering (food containers and wrappings). Plan should also address the high percentage of shops selling alcohol in the town centres and crime and anti-social behavior arising from this. Brent's Licensing committees should look to reduce the number of licenses.</p> <p><u>Aspiration 3 and 5, STNP 4</u> Public land or land leased from Council must not be sold for public ownership. Plans should address accessibility and safety of access to Wasps playing grounds.</p> <p><u>Policy 2 and Aspiration 8</u> Funding that the Council has for Cycle Routes should be allocated to implement cycle paths and routes given the increase in unsafe cycling in the area. More advertising of community space available for lease should be provided. Space is need for a community library.</p> <p><u>Aspiration 6</u> See comment for Aspiration 3 and 5.</p> <p><u>Objective 2</u> A review of existing public realm improvements should be undertaken including the size and siting of bus stops next to Vale Farm Sports Centre and review of bus stops in Sudbury Town Centre.</p>
David Hammond	Natural England	<p>Comments remain same as previously given 31/03/2014.</p> <p>The provision of green infrastructure, as part of new development proposals, can provide opportunities to enhance and increase open/green space provision, provide links to and across existing facilities through green chains, green corridors and potentially help towards promoting sustainable transport options. Such as walking and cycling. However the issue of recreational disturbance will need to be raised and considered.</p>
Katy Walker	Sport England	<p>NPPF identifies how the planning system can play an important role in facilitating social interaction and creating healthy inclusive communities. It is important that the Neighbourhood Plan reflects national policy for sport as set out in the NPPF with particular reference to paragraphs 73 and 74 of this document.</p>

Appendix C: Draft Sudbury Town Neighbourhood Plan

Circulated separately